

**Active**
**R3045210**

 Board: F, Detached  
 House with Acreage

**26607 64 AVENUE**

 Langley  
 County Line Glen Valley  
 V4W 1P9

**\$5,485,000** (LP)  
 (SP)


Days on Market: <b>3</b>	List Date: <b>9/12/2025</b>	Seller's Acceptance Date:
Orig. Price: <b>\$5,485,000</b>	Expiry Date: <b>3/31/2026</b>	Subject Removal Date:
Prev. Price: <b>\$0</b>		Completion Date:

Meas. Type: <b>Feet</b>	If new, GST/HST	Approx. Year Built: <b>2024</b>
Frontage (feet): <b>330.38</b>	Bedrooms: <b>8</b>	Age: <b>1</b>
Frontage (metres): <b>100.70</b>	Bathrooms: <b>8</b>	Zoning: <b>RU-1</b>
Depth / Size: <b>689.96</b>	Full Baths: <b>7</b>	Gross Taxes: <b>\$1,433.81</b>
Lot Area (sq.ft.): <b>0.00</b>	Half Baths: <b>1</b>	For Tax Year: <b>2025</b>
Lot Area (acres): <b>5.00</b>	Rear Yard Exp: <b>North</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>No</b>	P.I.D.: <b>007-362-307</b>	Tour: <b>Virtual Tour URL</b>
View: <b>No</b>		

Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Septic, Water**

 Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: <b>3 Storey w/Bsmt</b>	Total Parking: <b>Covered Parking: Parking Access:</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Add. Parking Avail., Garage; Double, Open</b>
Exterior: <b>Stucco</b>	Driveway Finish:
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:
	Dist. to School Bus:
Renovations:	Title to Land: <b>Freehold NonStrata</b>
# of Fireplaces: <b>1</b> R.I. Fireplaces:	Seller's Interest: <b>Registered Owner</b>
Fireplace Fuel: <b>Other</b>	Property Disc.: <b>No : Upon Accepted Offer</b>
Fuel/Heating: <b>Radiant</b>	Fixtures Leased: <b>No</b>
Outdoor Area: <b>Balcny(s) Patio(s) Dck(s)</b>	Fixtures Rmvd: <b>No</b>
Type of Roof: <b>Asphalt</b>	Floor Finish:

 Legal: **LOT 44, PLAN NWP36495, PART SW1/4, SECTION 18, TOWNSHIP 14, NEW WESTMINSTER LAND DISTRICT, MANUFACTURED HOME REG.#69696, CSA #462241**

 Amenities: **Barn, Garden, Storage, Workshop Detached**

 Site Influences: **Rural Setting**

 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

 Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Finished Floor (Main):	3,549	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	#Pcs
Finished Floor (Above):	1,815	Main	Foyer	22'7"x22'7"	Main	Pantry	6' x 3'8"	Floor	
Finished Floor (AbvMain2):	0	Main	Living Room	14'7"x14'11"	Above	Primary Bedroom	17' x 16'11"	Above	5
Finished Floor (Below):	3,447	Main	Family Room	17'x17'	Above	Walk-In Closet	14' x 7'7"	Main	2
Finished Floor (Basement):	0	Main	Dining Room	14'1"x14'11"	Above	Bedroom	13'8 x 12'4"	Below	4
Finished Floor (Total):	8,811 sq. ft.	Main	Office	16'11"x20'	Above	Bedroom	13'1 x 13'9"		
Unfinished Floor:	0	Main	Walk-In Closet	9'8"x6'3"	Above	Walk-In Closet	6'2 x 8'5"	Above	4
Grand Total:	8,811 sq. ft.	Main	Mud Room	11'8"x9'11"	Below	Recreation Room	35'11 x 27'11"	Main	4
		Main	Bedroom	13'11"x13'	Below	Storage	10'6 x 10'	Below	4
		Main	Walk-In Closet	11'x6'7"	Below	Utility	6'1 x 11'1"		
		Main	Great Room	22'8"x16'	Below	Laundry	5'5 x 11'7"	Above	4
		Main	Nook	9'10"x16'	Below	Living Room	11'5 x 15'11"	Below	3
		Main	Kitchen	14'11"x16'	Below	Bedroom	10'7 x 10'6"		
		Main	Wok Kitchen	6'0"x12'1"	Below	Bedroom	12'9 x 10'11"		

 Suite: **Legal Suite, None**  
 Basement: **Fully Finished, Unfinished**

 Crawl/Bsmt. Ht: # of Levels: **3**  
 # of Kitchens: **4** # of Rooms: **31**

 Manuf Type: **69696** Registered in MHR?: **Yes**  
 MHR#: **69696** CSA/BCE: **462241**  
 ByLaw Restrictions:

 PAD Rental:  
 Maint. Fee:

 List Broker 1: **eXp Realty of Canada, Inc. - OFC: 833-817-6506**

 List Desig Agt 1: **Nav Sekhon - PREC - Phone: 604-782-0988**

List Broker 2:

List Desig Agt 2:

Buyer's Broker 1:

Buyer's Agent 1:

Owner:

Commission:

List Broker 3:

nav@farmsinbc.com

3:

2:

3:

 Appointments: **Touchbase**  
 Call: **TOUCHBASE**  
 Phone: **604-782-0988**

 Occupancy: **Owner**

 Remarks: **PRIVACY - DO NOT SOLICIT. All measurements were taken by the listing agent and are approximate, buyer to verify if important. Must provide 24 hours notice for showing. For more details and images, browse our website at www.farmsinbc.com.**

**5 ACRES WITH 2 HOUSES AND A BLUEBERRY FARM.** The 8,811 SQ/FT Estate Home, built in 2024, showcases 8 spacious bedrooms—most with walk-in closets and private ensuite bathrooms (8 bathrooms in total). Designed with elegance and functionality, the home features 2 grand staircases, open-concept living, 2 large covered patios, and a stunning recreation wing complete with bar, lounge, gym, and games area—perfect for both relaxation and entertaining. A 1,300 SQ/FT Mobile Home with 2 bedrooms and 1 bathroom provides additional living space or rental income. Collectively, the property generates approximately \$7,500/month in cash flow. The property also includes a versatile 1,800 SQ/FT Barn and a 740 SQ/FT Shed. Approximately 2.5 acres are planted in blueberries, while a large open gravel yard offers